



SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.90	2.10	02
A (A)	D	1.01	2.10	04
A (A)	RS	1.38	2.10	01
A (A)	FIRE-DOOR	1.50	2.10	03
A (A)	OPEN	1.55	2.10	01
A (A)	D	2.02	2.10	04
A (A)	D	2.10	2.10	02
A (A)	RS	2.20	2.10	01
A (A)	RS	2.41	2.10	01
A (A)	RS	2.42	2.10	01
A (A)	ENTRY	2.47	2.10	01
A (A)	RS	2.47	2.10	02
A (A)	RS	2.50	2.10	03
A (A)	RS	2.55	2.10	01
A (A)	RS	2.62	2.10	01
A (A)	RS	2.63	2.10	01
A (A)	RS	2.66	2.10	04
A (A)	RS	2.71	2.10	01
A (A)	RS	2.75	2.10	01
A (A)	RS	2.77	2.10	04
A (A)	RS	2.80	2.10	01
A (A)	RS	2.81	2.10	03
A (A)	RS	2.85	2.10	02
A (A)	RS	2.86	2.10	02
A (A)	RS	2.89	2.10	02
A (A)	RS	2.90	2.10	01
A (A)	RS	2.91	2.10	01
A (A)	RS	2.92	2.10	11
A (A)	RS	2.93	2.10	07
A (A)	RS	2.95	2.10	06
A (A)	RS	2.96	2.10	36
A (A)	RS	2.97	2.10	05
A (A)	RS	2.99	2.10	01
A (A)	RS	3.00	2.10	20
A (A)	RS	3.01	2.10	88
A (A)	RS	3.03	2.10	01
A (A)	RS	3.30	2.10	03
A (A)	RS	3.31	2.10	03
A (A)	RS	3.54	2.10	02
A (A)	RS	3.86	2.10	02
A (A)	RS	3.90	2.10	03
A (A)	RS	3.91	2.10	03
A (A)	RS	4.05	2.10	01
A (A)	RS	4.39	2.10	08
A (A)	RS	4.52	2.10	02
A (A)	RS	4.60	2.10	04
A (A)	RS	4.80	2.10	01
A (A)	RS	5.70	2.10	02

	File No	GDA/BP/24-25/0062		Sheet	1 / 11
	Submission Date	2024.07.16		Scale	1:100
A	AREA STATEMENT			VERSION NO: 1.0/04	
				VERSION DATE: 05/04/2024	
	PROJECT DETAIL:				
	Authority: Ghazabad Development Authority	Plot Use: Commercial			
	AuthorityClass: Category A	Plot SubUse: Commercial Building			
	AuthorityGrade: Development Authority (DA)	Development Plan: Wave city sec 02			
	Consent From: Regular	Land Use Zone: Commercial Use Zone			
	Project Type: Building Permission	Land SubUse Zone: Other Commercial			
	Nature of Development: NEW	Layout Type: NA			
	Development Area: Undeveloped Area				
	SubDevelopment Area: Metro City Area				
	Special Project: NA				
	Site Address: District Ghazabad, Tehsil Ghazabad, Village/NA				
	AREA DETAILS:			Sq.Mts	
	1. Area of Plot As per record			NA	
As per site condition			2696.00		
Area of Plot Considered			2696.00		
2. Deduction for:					
a)Proposed roads			0.00		
b)Any reservations			0.00		
Total(a + b)			0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT			2696.00		
Plot Area For Coverage			2696.00		
Plot Area For FAR			2696.00		
Perm. FAR Area (1.75)			4716.25		
Total Perm. FAR area (1.75)			4716.25		
Total Built up area permissible at:					
Permissible Coverage area (50.00 %)			1337.50		
Proposed Coverage Area (60.60 %)			1344.83		
Total Prop. Coverage Area (49.90 %)			1247.83		
Balance coverage area (0.10 %)			1.64		
Proposed Area at:					
Proposed Built up		Existing Built up		Proposed FAR	
Basement Floor		1865.80		0.00	
Lower Ground Floor		1334.75		0.00	
Upper Ground Floor		1334.52		0.00	
First Floor		1334.54		0.00	
Second Floor		742.80		0.00	
Terrace Floor		28.61		0.00	
Total Area		6641.42		4639.43	
Total FAR Area				4639.43	
Total Built up Area				6641.42	
Proposed FAR consumed:				1.72	
C. Tenement Statement					
4. Tenement Proposed At:					
C/F					
All Floors					
5. Total Tenements (3 + 4)					
7					
E. Parking Statement					
Parking Space Required as per Regulations:					
797.50					
2. Proposed Parking Space:					
2121.10					
Notes					
COLOR INDEX					
PLOT BOUNDARY					
ABUTTING ROAD					
PROPOSED CONSTRUCTION					
COMMON PLOT					
ROAD ALIGNMENT (ROAD WIDENING AREA)					
FUTURE T.P SCHEME DEDUCTION AREA					
EXISTING (To be retained)					
EXISTING (To be demolished)					

Building Floor FSI Details				
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq. mt.)	Proposed FAR Area (Sq. mt.)	Total Proposed Built Up Area (Sq. mt.)	Total FAR Area (Sq. mt.)
Basement Floor	1865.80	0.00	1865.80	0.00
Lower Ground Floor	1334.75	1327.59	1334.75	1327.59
Upper Ground Floor	1334.52	1306.51	1334.52	1306.51
First Floor	1334.54	1298.64	1334.54	1298.64
Second Floor	742.80	706.89	742.80	706.89
Terrace Floor	28.61	0.00	28.61	0.00
Total	6641.42	4639.43	6641.42	4639.43

Parking Check (Table 7b)				
Vehicle Type	No.	Reduced Road Parking (Increase of Plot being R/W Area surrendered) FOC	Area	Prop.
Equivalent Car Space	-	-	-	47
Two Wheel Car	-	-	-	12
Total Car	58	-	797.50	58
Two Stacks	-	-	-	3
Parking	-	-	-	652.39
Other Parking	-	-	-	1463.64
Total	-	-	797.50	1463.64

Building Conditions Checks		Condition
No	For A (A) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.	
1		

Required Parking (Table 7a)							
Building Name	Type	Sub Use	Area (Sq. mt.)	Parking space reqd for every	Units	Car	
A (A)	Commercial	Commercial Building	> 0	100	4610.83	1.25	58
Total						58	58

OWNERS NAME AND SIGNATURE  
RAJ LIFESPACE LLP AUTHORIZED SIGNATORY MR.LALIT CHAUDHARY AND MR.PRABEEN CHAWLA  
raj@lifespace.gob@gmail.com, 9810453131

ARCHITECTS NAME AND SIGNATURE  
KAILASH CHANDER AGGARWAL  
CA/1986/10069

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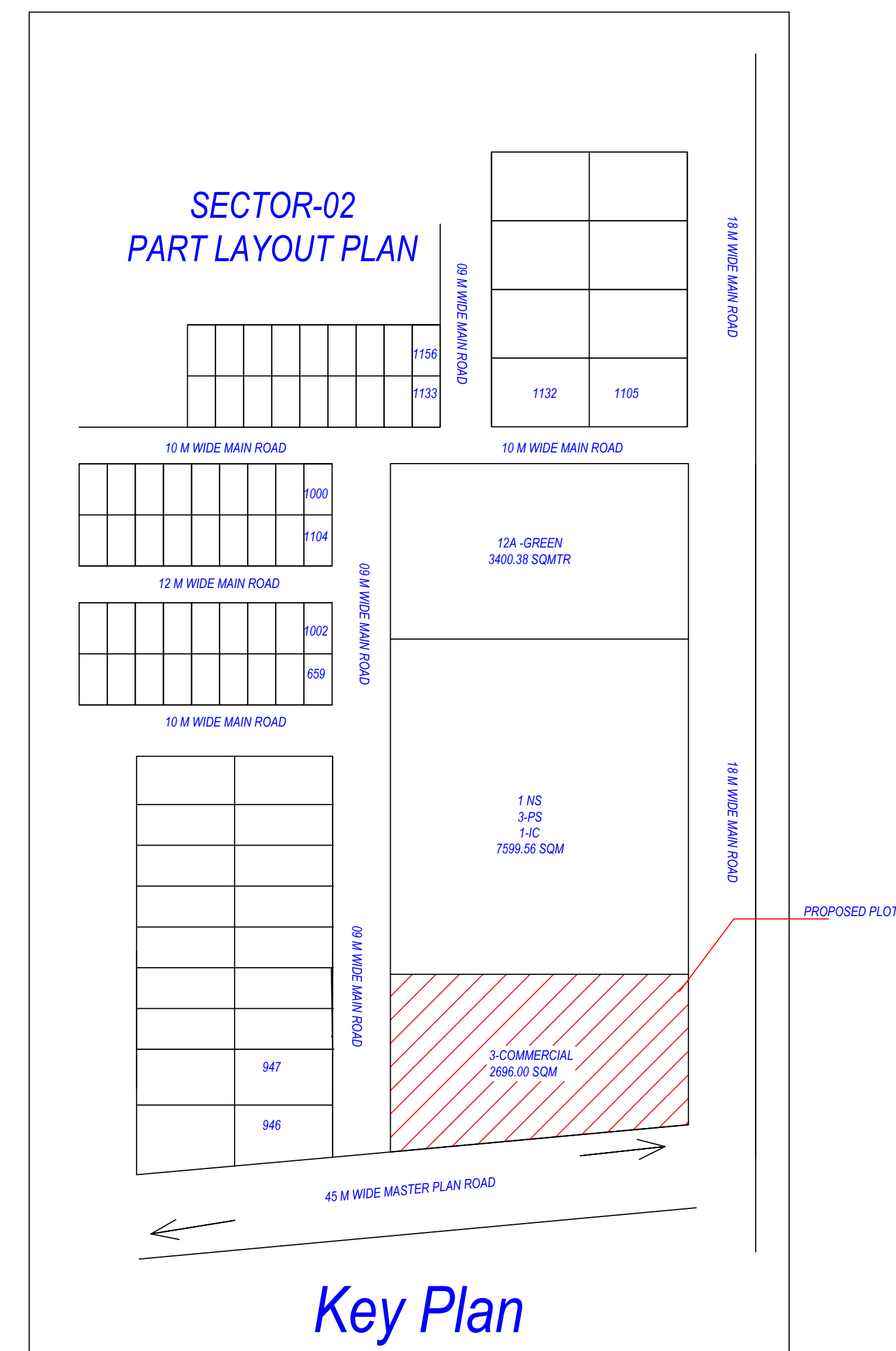
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Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.  
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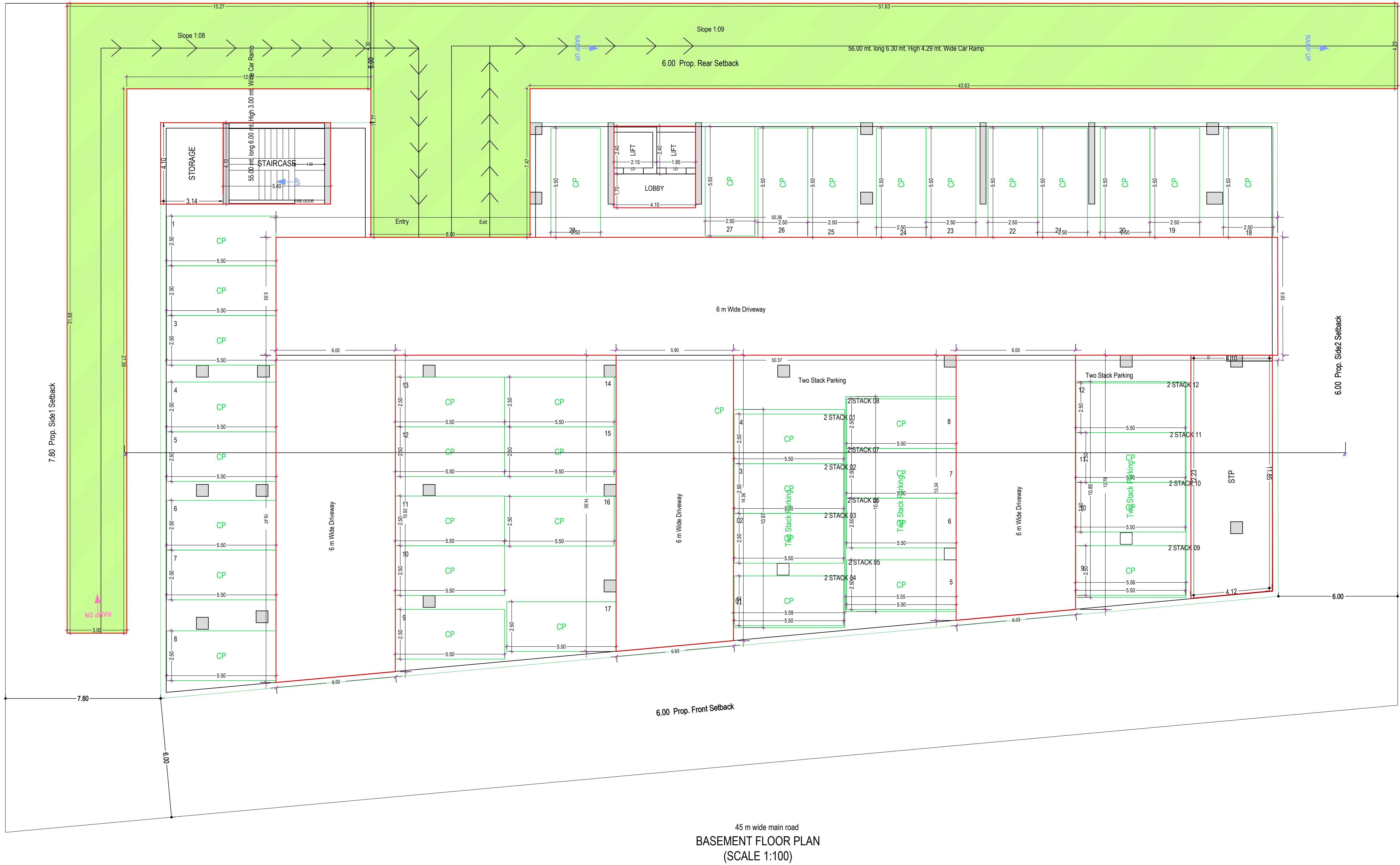
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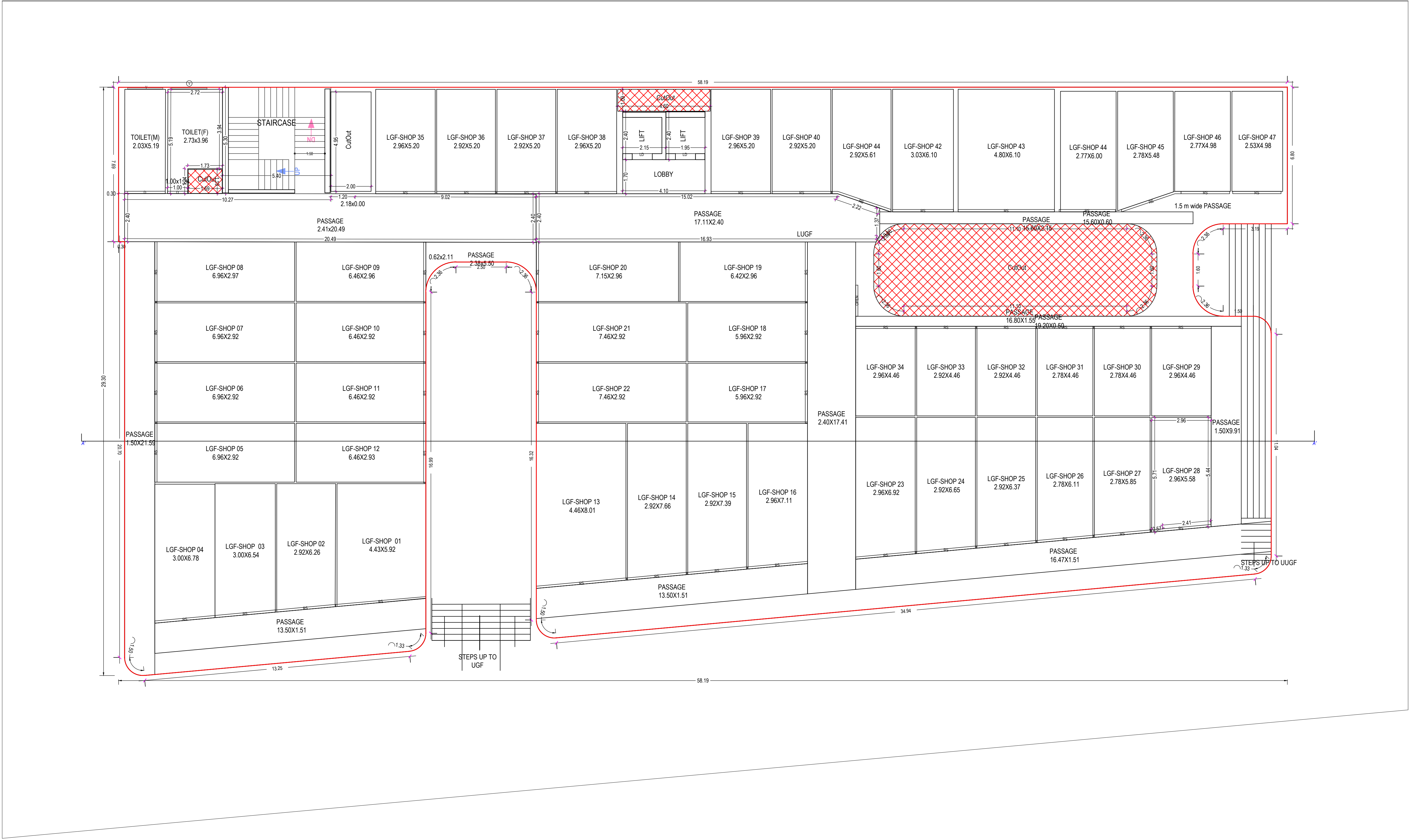




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Total Coverage Area: -	1344.83	Total BUA Area: -	6641.42

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Rajesh Kumar Singh (Secretary)	
Ajay Kumar Singh (Chief Architect and Town Planner)	



LOWER GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

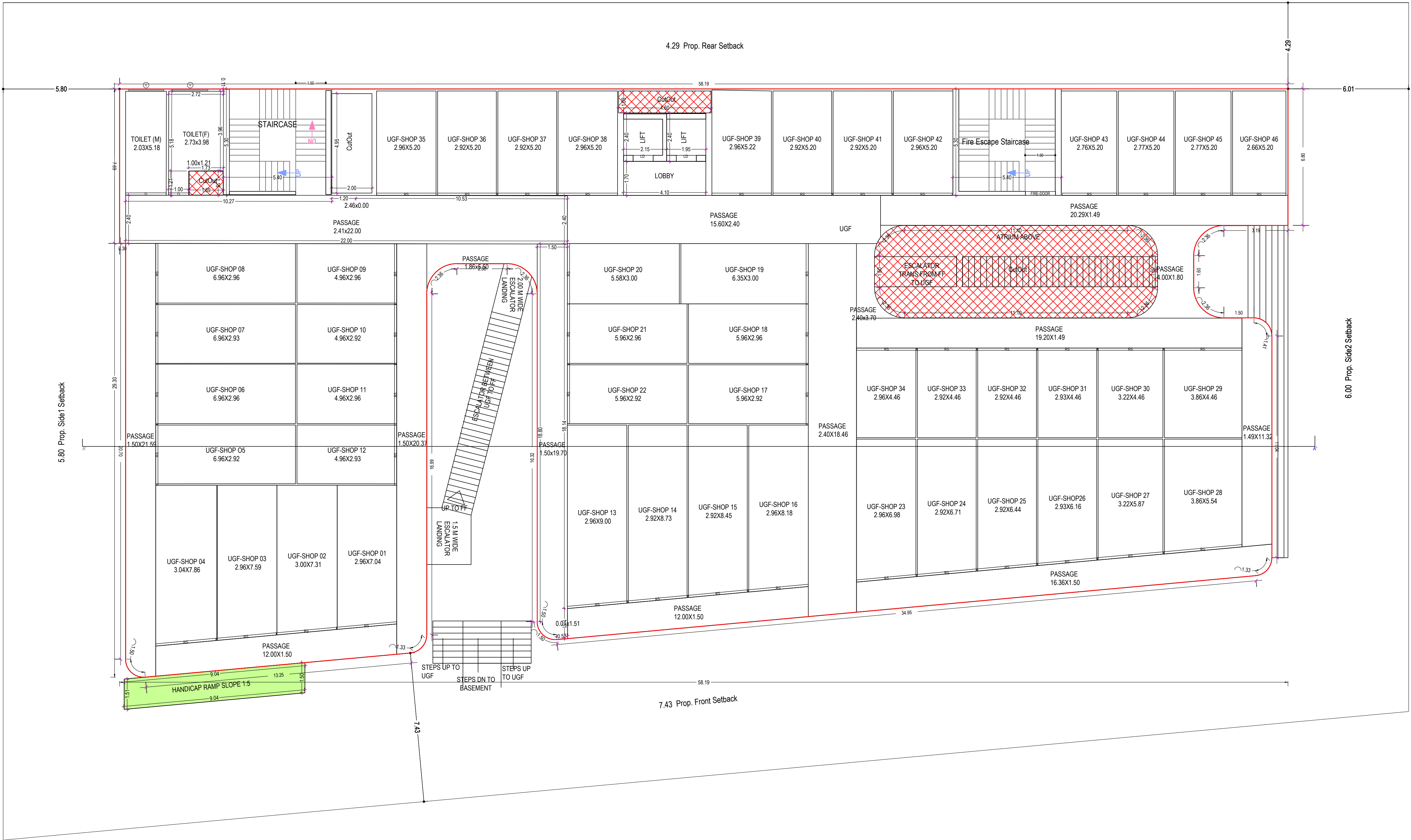
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	Ghaziabad Development Authority 
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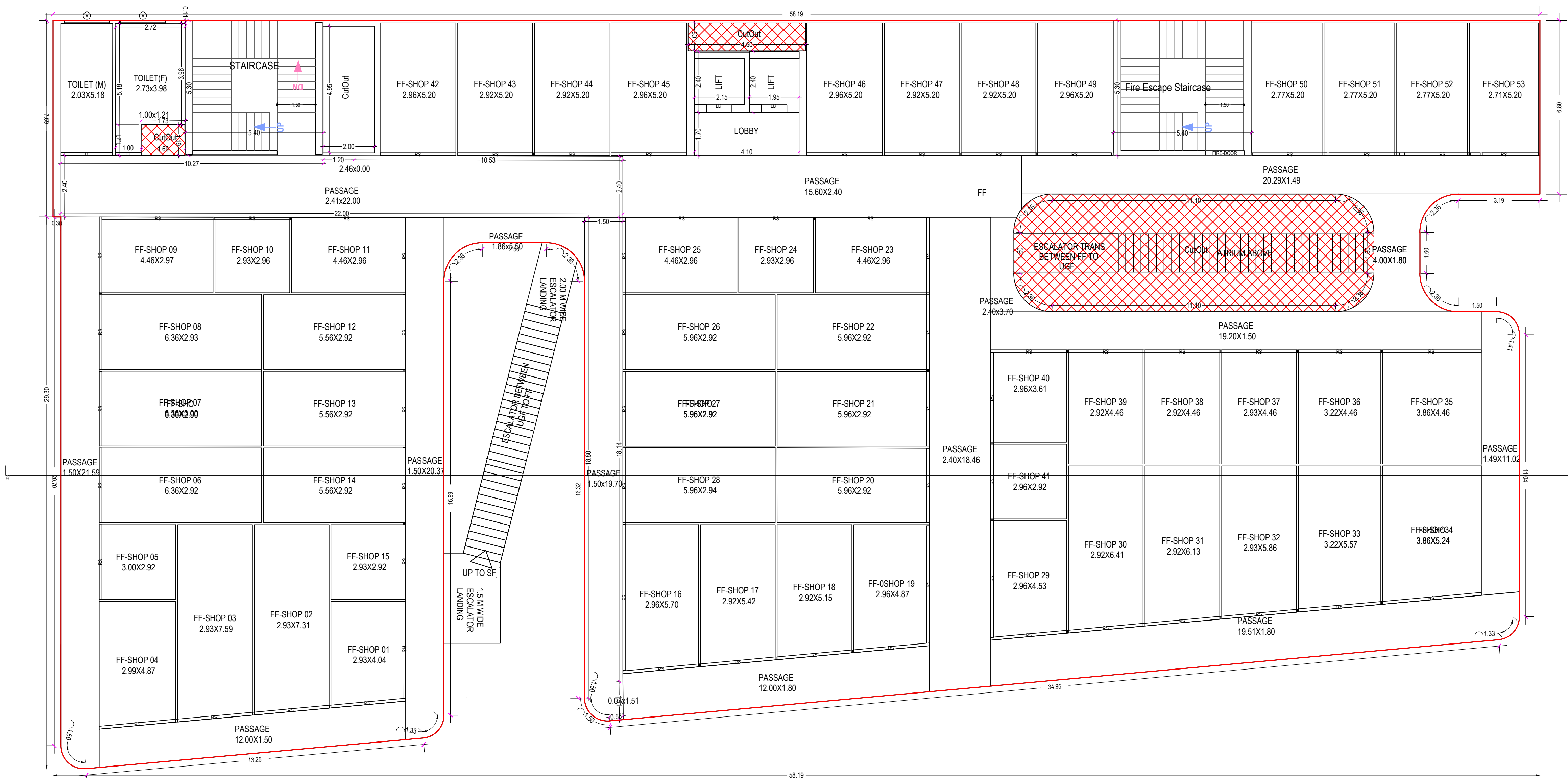
45 m wide main road  
UPPER GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

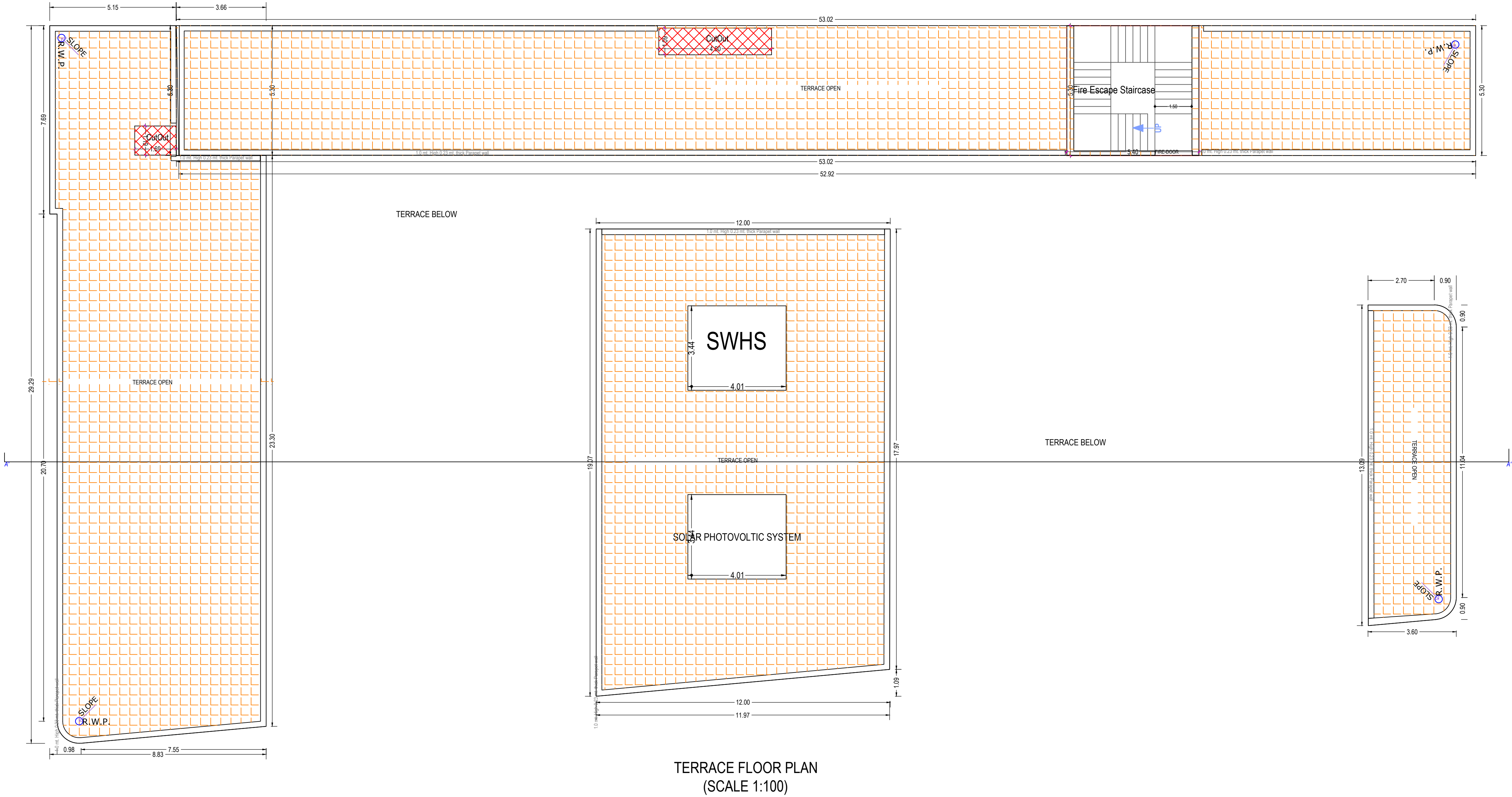
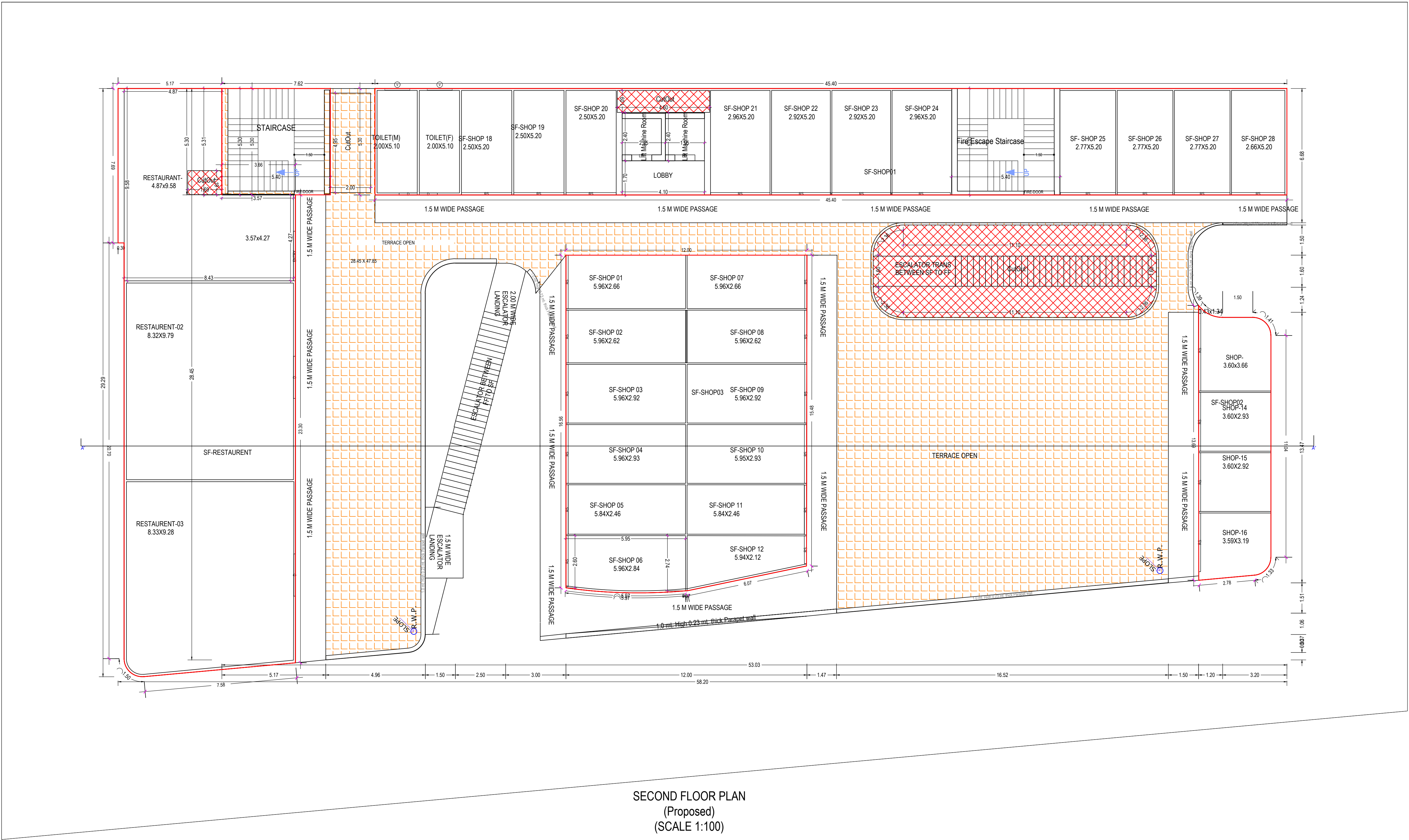
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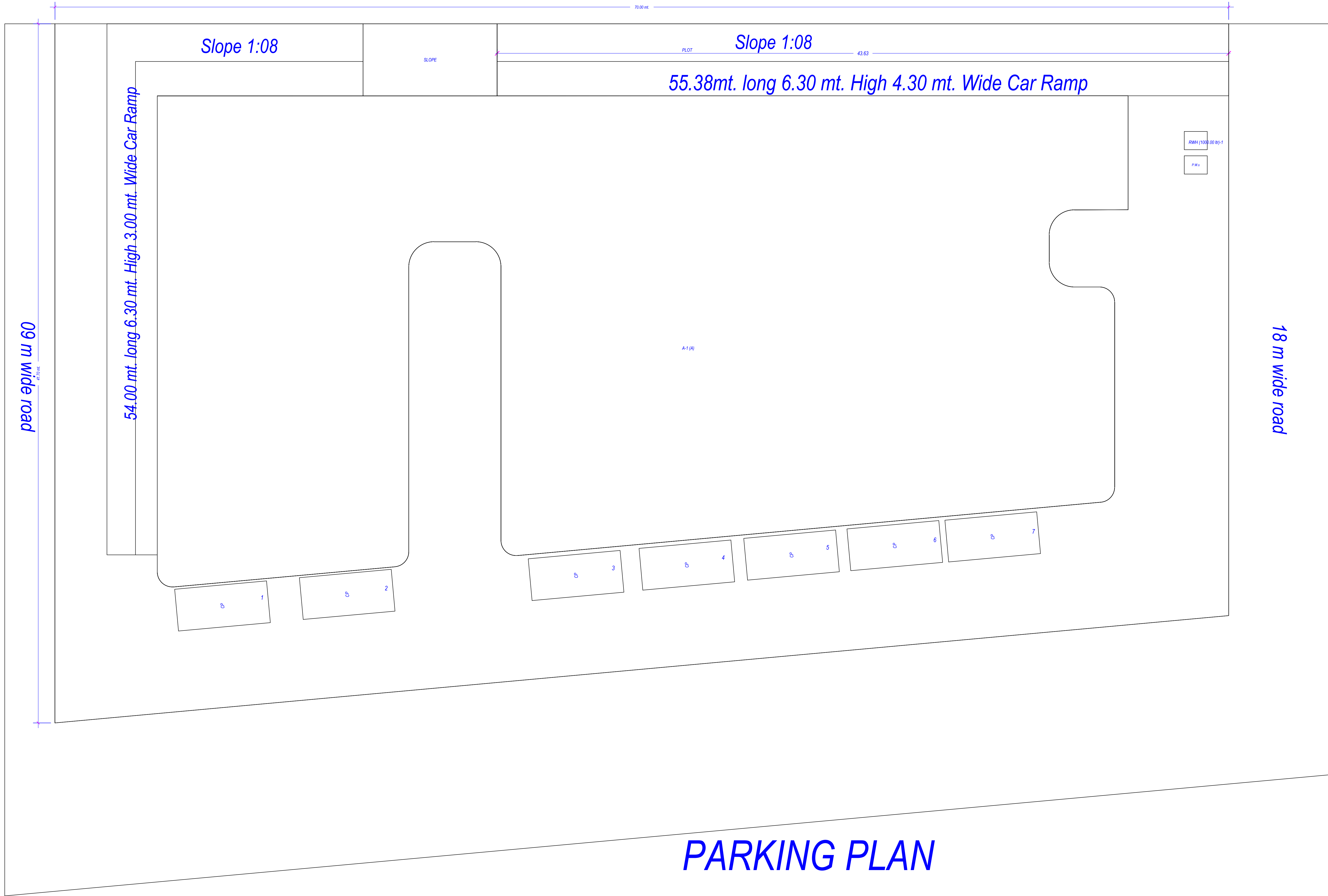
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Total BUA Area: - 6641.42

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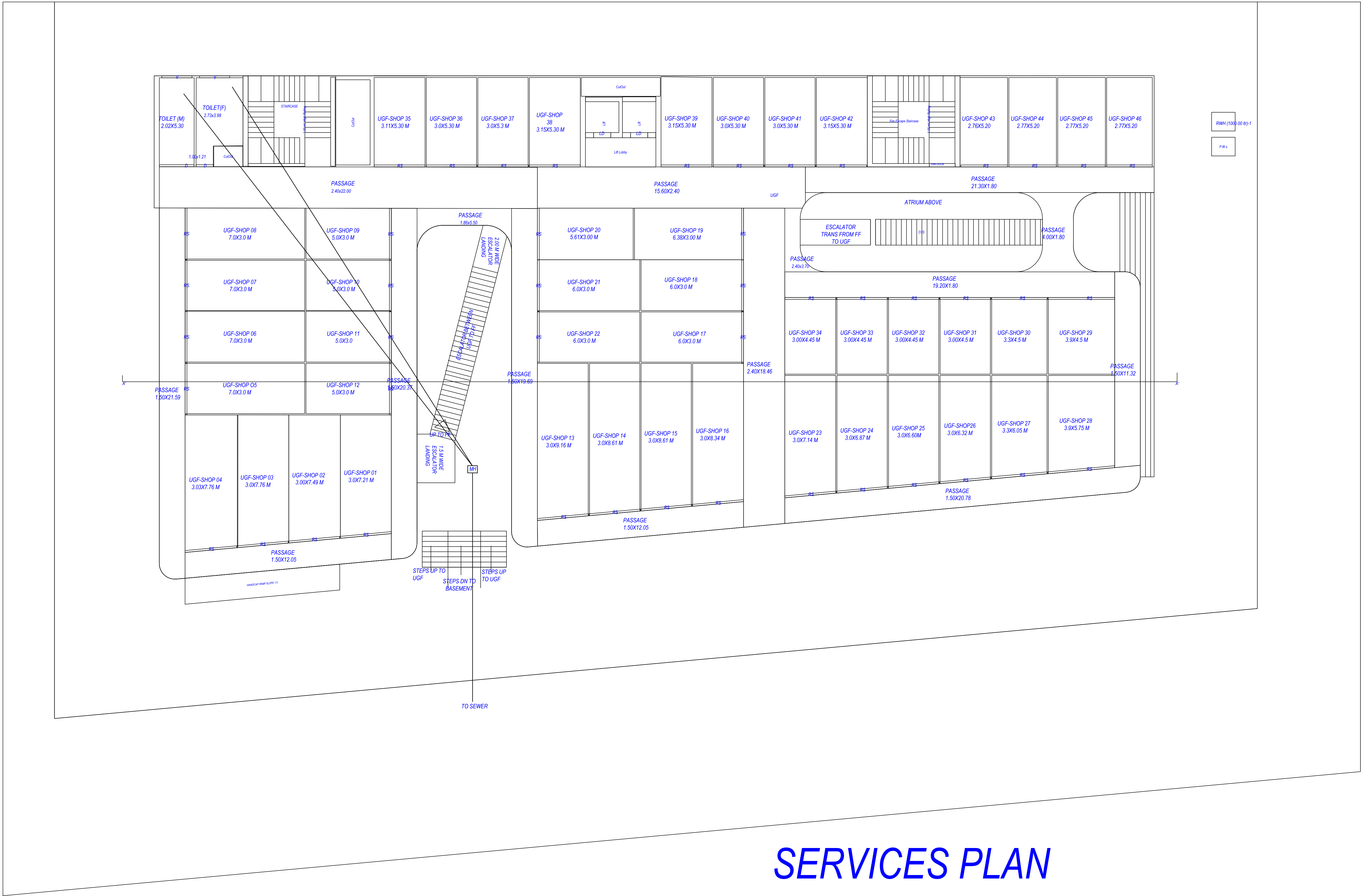


BASEMENT SINGLE STACK-28 NOS  
BASEMNET 2 STACK-12\*2=24NOS  
SURFACE PARKING-7 NOS  
TOTAL - 59 NOS

OWNER'S NAME AND SIGNATURE RAJ LIFESPACE LLP AUTHORIZED SIGNATORY MR.LALIT CHAUDHARY AND MR.PRAVEEN CHAWLA Email: <a href="mailto:raj.lifespacellp@gmail.com">raj.lifespacellp@gmail.com</a> , 9810453131	
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# SERVICES PLAN

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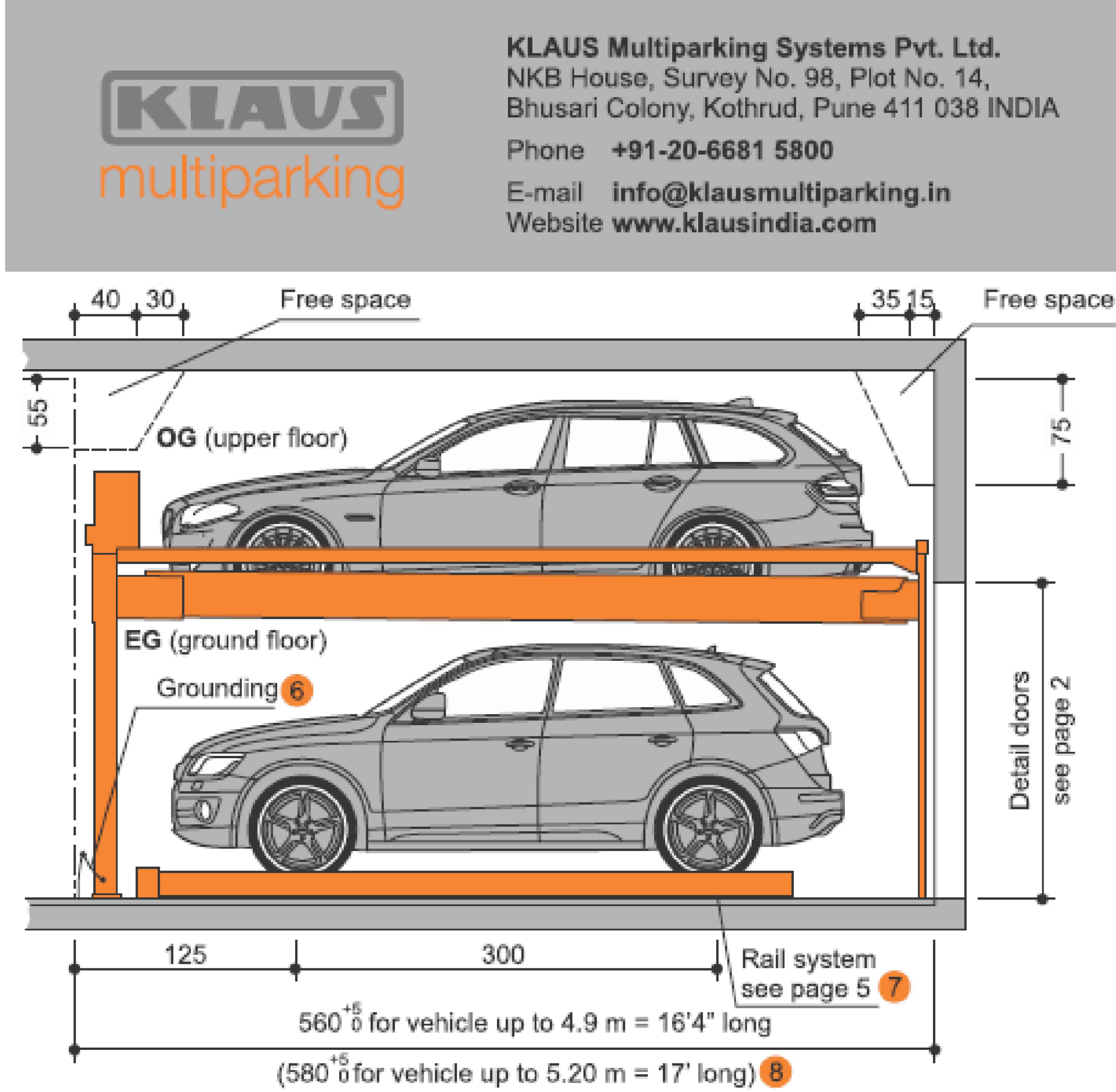
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Page 1	- Section
- Dimensions	- Car data
Page 2	- Width dimensions
Page 3	- Width dimensions
- Grid arrangement	- Approach
- Free spaces	
Page 4	- Function
- Load plan	
Page 5	- Rails
Page 6	- Electrical data
- Technical data	
Page 7	- To be performed by the customer
- Description	



PRODUCT DATA

Parking Automat P200  
2000 kg<sup>1</sup>

Dimensions

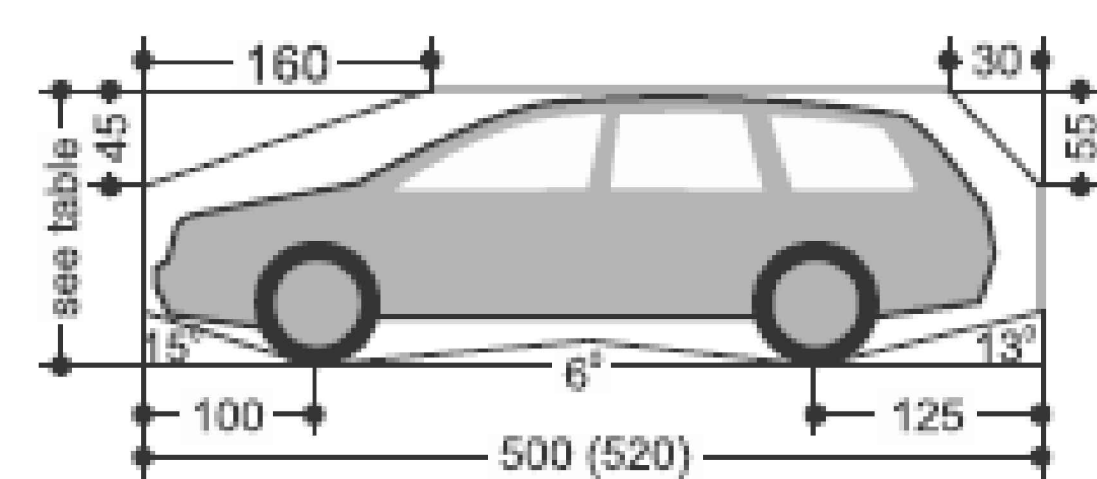
Tolerances for space requirements <sup>+3</sup>/<sub>0</sub> 3  
Dimensions in cm.

Suitable for

Standard passenger cars:  
According to clearance and maximal surface load.

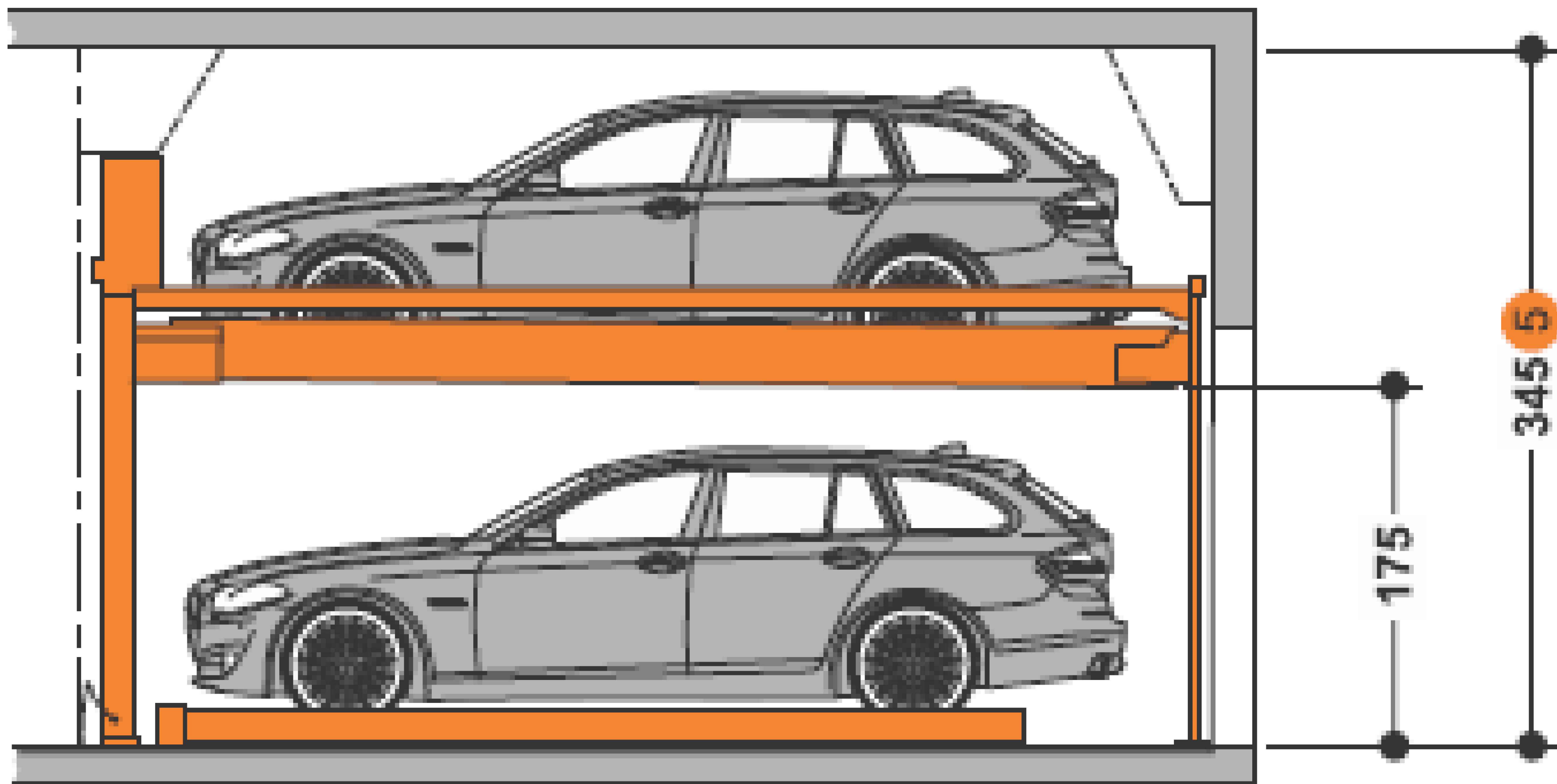
	Standard
Width	190 cm 4
Weight	max. 2000 kg
Wheel load	max. 500 kg

Clearance profile



STACK PARKING SPECIAFICATIONS

P200-345



BOULDERS

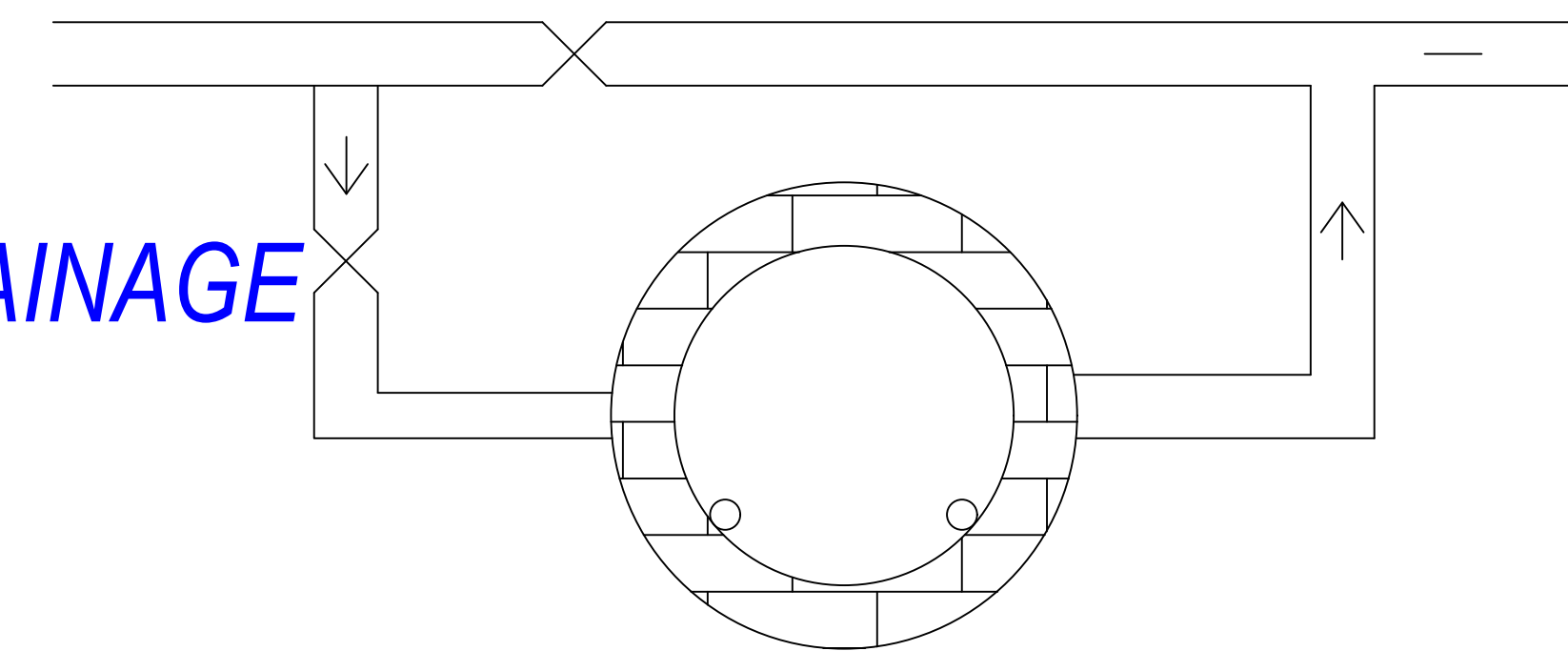
COARSE SAND  
1.5 - 2 MM  
GRAVELS  
5 - 10 MM

BOULDERS  
5 - 20 CM

150 MM DIA  
BORE FILLED  
WITH GRAVELS  
3 - 6 MM

SECTION  
( ABSORPTION PIT )

DRAINAGE

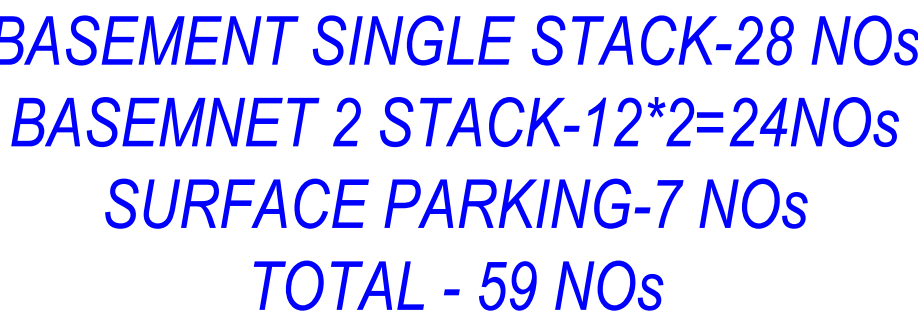


PLAN ( ABSORPTION PIT )

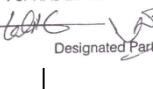
OWNERS NAME AND SIGNATURE RAJ LIFESPACE LLP AUTHORIZED SIGNATORY MR.LALIT CHAUDHARY AND MR.PRAVEEN CHAWLA raj@respace.gdn@gmail.com, 9810453131	
ARCHITECTS NAME AND SIGNATURE KAILASH CHANDER AGGARWAL CA/1986/10069	INEER GDA/BP/24-25/0062
Ghaziabad Development Authority	
Building Plan Application Number GDA/BP/24-25/0062	
Sanctioned On 07 Aug 2024	
Valid Till 09 Aug 2029	
Approved By Ajay Kumar Singh (Chief Architect and Town Planner)	
Examined By Gyan Prakash Dwivedi (Junior engineer)	
Nekram Rajput (Assistant Engineer)	
Arvind Kumar (Town Planner/ Executive engineer)	
Ajay Kumar Singh (Chief Architect and Town Planner)	
Rajesh Kumar Singh (Secretary)	
Ajay Kumar Singh (Chief Architect and Town Planner)	

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.  
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.





# LANDSCAPE PLAN

OWNER'S NAME AND SIGNATURE	
RAJ LIFESPACE LLP AUTHORISED SIGNATORY MRLA/IT CHAUDHARY AND MR PRAVEEN CHAWLA rajlifespace.gzb@gmail.com, 9810453131	
ARCHITECT'S NAME AND SIGN	For RAJ LIFESPACE LLP  INEER
KALASH CHANDER AGGARWAL CA/1980/1009	Chaziabad Development Authority   
Building Plan Application Number GDA/BP/24-25/0062 Sanctioned On 07 Aug 2024 Valid Till 09 Aug 2029 Approved By Ajay Kumar Singh (Chief Architect and Town Planner) Examined By Gyan Prakash Dwedi (Junior engineer)  Nekram Rajput (Assistant Engineer)  Arvind Kumar (Town Planner/ Executive engineer)  Ajay Kumar Singh (Chief Architect and Town Planner)  Rajesh Kumar Singh (Secretary)  Ajay Kumar Singh (Chief Architect and Town Planner)	

Total Plot Area: - 2695.00	Total FAR Area: - 4639.44
Total Coverage Area: - 1344.83	Total BUA Area: - 6641.42